

CHAPTER I

INTRODUCTION

A. PURPOSE

This document is the finalizing addendum to the Draft Environmental Impact Report (Draft EIR or DEIR) prepared by the California Public Utilities Commission (CPUC) for consideration of Southern California Gas Company's (SCG) application to value and sell surplus property at Playa del Rey and Marina del Rey (proposed sale).

SCG submitted an application to value and sell surplus property at Playa del Rey and Marina del Rey (A.99-05-029) on May 12, 1999 and a Proponent's Environmental Assessment (PEA) to the CPUC in June 2000. On June 2, 2004, the CPUC released the Draft EIR for public comment. This Final EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) (Section 21000 et seq., California Public Resources Code) and in accordance with the Guidelines for the Implementation of the California Environmental Quality Act (Section 15000 et seq., California Code of Regulations, Tit. 14). The Guidelines stipulate that an EIR must be prepared for any project that may have a significant impact on the environment. Upon preliminary review, the CPUC determined that the proposed sale may have a significant adverse impact on the environment.

This document, together with the June 2004 Draft EIR, constitutes the Final EIR for the proposed sale. The CPUC, as the Lead Agency for this process, is required by CEQA Guidelines Section 15089 to prepare a Final EIR. The Final EIR will be used by the CPUC as part of its application approval process, which includes selecting project alternatives, adopting mitigation measures, and reviewing project costs.

B. ORGANIZATION OF FINAL EIR

As required by Section 15132 of the CEQA Guidelines, the Final EIR consists of the following elements:

- (a) The Draft EIR or a revision of the draft.
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary. (See Chapter III.A and Chapter III.F)
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR. (See Chapters III.B, III.C, and III.D)

- (d) The responses of the Lead Agency to significant environmental points raised in review and consultation process. (See Chapter III)
- (e) Any other information added by the lead agency.

This EIR for the proposed sale contains information in response to concerns raised during the public comment period (June 4, 2004 through July 19, 2004).

Chapter II contains a summary of the public review process for the proposed sale.

Chapter III contains master responses that address the CPUC and CEQA Process and the Project Description and also contains comment letters received during the comment period and the responses to each comment. Each comment is labeled with a letter and number in the margin and the response to each comment is presented immediately after the comment letter. A summary of comments heard at the June 28, 2004 public meeting is also provided along with responses to those comments.

Chapter IV contains revisions to the DEIR, reflecting necessary additions, corrections, and clarifications to the DEIR.

Chapter V contains a list of agencies, organizations, and persons that received the DEIR.

C. DECISION-MAKING PROCESS

Pursuant to Article XII of the Constitution of the State of California, the CPUC oversees the regulation of investor-owned public utilities, including SCG. The CPUC is also the lead State agency ensuring compliance of the SCG's proposed sale with CEQA. This Final EIR will ultimately be used by the CPUC, in conjunction with other information developed in the CPUC's formal record, to act on SCG's application for to value and sell its surplus property in Playa del Rey and Marina del Rey. Administrative Law Judge (ALJ) Carol Brown will consider this Final EIR and additional declarations from SCG on project costs as part of the formal record when preparing the Decision on the project. If necessary, the ALJ may require Evidentiary Hearings for the proceeding; however, as of the publication of this document, no such need has been established. Under CEQA requirements, the CPUC will determine the adequacy of this Final EIR and, if adequate, will certify the document as complying with CEQA.

D. LIST OF AGENCIES COMMENTING ON THE DRAFT EIR

The following agencies submitted written comments on the EIR during the public review period (the date of the letter is also presented):

Southern California Association of Governments	July 7, 2004
South Coast Air Quality Management District	July 16, 2004
Department of Toxic Substances Control	July 14, 2004
Native American Heritage Commission	June 15, 2004
County of Los Angeles Fire Department	August 15, 2004

E. LIST OF ORGANIZATIONS COMMENTING ON THE DRAFT EIR

The following organizations submitted written comments on the EIR during the public review period (the date of the letter is also presented):

Grassroots Coalition	June 26, 2004 / July 19, 2004
Ballona Ecosystem Education Project & Spirit of the Sage Council	July 19, 2004
Davis Wright Tremaine LLP for Paragon Communities	July 19, 2004
Gabrielino/Tongva Indians of California Tribal Council	July 21, 2004
Grassroots Coalition	June 15, 2002

F. LIST OF INDIVIDUALS COMMENTING ON THE DRAFT EIR

The following individuals submitted written comments on the EIR during the public review period (the date of the letter is also presented):

Bernard Endres	June 4, 2004
Leslie Purcell	July 19, 2004

G. APPLICANT'S COMMENTS ON THE DRAFT EIR

Southern California Gas Company	July 19, 2004
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H. MITIGATION MONITORING AND REPORTING PROGRAM

When a lead agency makes findings on significant effects identified in an EIR, an agency must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of approval (CEQA Guidelines Section 15091(d), 15097). Because the CPUC is acting as the lead agency for the approval or denial of the proposed sale, and because future development on the 36 lots would undergo future environmental review by the City of Los Angeles, recommended mitigation measures identified in the EIR that could and should be applied by other responsible agencies during subsequent environmental review and approval processes for future development projects are not enforceable by the CPUC. Therefore, a mitigation monitoring and reporting program for this project has not be included with this EIR because the CPUC does not have authority to enforce any of the recommended mitigation measures identified in the EIR.